



An extended and highly versatile three or four bedroom stone-built detached former gate lodge set within a private 0.25-acre plot at Apperley Dene in Stocksfield. The accommodation should appeal to a variety of buyers, given the potential layout flexibility and adaptability. Externally is gated access to a sweeping drive and ample parking. In addition is a large detached garage and attractive split level gardens with established trees, shrubs and bedded plantings. The location enjoys a high degree of privacy and is also accessible to neighbouring amenities and transport links. Viewings are highly recommended.

- Three or Four Bedrooms
- Highly Versatile Layout
- Large Double Garage
- Two Reception Rooms
- Private 1/4-Acre Plot
- Viewing Recommended

## Entrance Hall

Stairs to first floor, Under stair cupboard, Amtico flooring, Two single central heating radiators, Walk-in cloaks cupboard.

## Sittin Room 17' by 12' 6" (5m 19cm by 3m 80cm)

Open feature fire, Two double glazed windows, Double central heating radiator.

## Breakfast Kitchen 13' 7" by 11' 9" (4m 14cm by 3m 57cm)

Wall and floor units with laminate worksurfaces over, Range Style Cooker with double electric oven and six gas rings (bottled gas), Extractor hood over, Integrated microwave, Integrated dish washer, Integrated fridge and freezer, 1&1/2 sink with drainer unit, Two double glazed windows, Single central heating radiator.

## Dining Room 14' by 12' 5" (4m 26cm by 3m 79cm)

Electric flame effect stove heater, Built-in shelved alcove cupboard, Two double glazed windows, Two double central heating radiators, Door to side porch.

## Side Porch 7' 3" by 4' 7" (2m 20cm by 1m 40cm)

## Utility/Boot Room 8' by 6' (2m 44cm by 1m 82cm)

Fitted cupboards and worksurface, Plumbed for washing machine, Oil fired boiler, Tiled floor, Loft access, Stable door to rear external.

## Snug/Guest Bedroom 15' 10" by 8' 11" (4m 82cm by 2m 73cm)

Cast iron feature fire surround, Two double glazed windows, Double central heating radiator.

## Bathroom 9' 11" by 7' 8" (3m 3cm by 2m 33cm)

Bath with shower over and shower head attachment, Wash hand basin, WC, Two heated towel rails, Double glazed window, Part-tiled walls, Extractor fan.

## Bedroom Three 12' by 7' 11" (3m 65cm by 2m 42cm)

Double glazed window, Double central heating radiator.



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## Landing

Loft access.

## Bedroom One *13' 2" by 10' 11" (4m 2cm by 3m 32cm)*

Double glazed windows, Double central heating radiator, Three fitted wardrobes and fitted drawers.

## Bedroom Two *10' 4" by 9' 5" (3m 14cm by 2m 88cm)*

Double glazed window, Single central heating radiator, Fitted wardrobe.

## Shower Room *5' 11" by 5' 7" (1m 80cm by 1m 69cm)*

Walk-in shower cubicle, Wash hand basin, WC, Heated towel rail, Tiled floor, Extractor fan.

## Double Garage *19' 11" by 19' 8" (6m 8cm by 6m )*

With power, light and overhead storage.

## External

Gated access to a sweeping drive and generous space for vehicle parking. Enclosed lawned split-level gardens with a large patio seating area and a variety of established trees, shrubs and bedded plantings. Total plot size is approximately 0.25-acres.

## Tenure

Freehold.

## Services

Oil fired central heating, Mains electricity, Mains metered water, Private drainage via a Sewage Treatment Plant installed in July 2022 .

## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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